

Marcus & Millichap
KIVEN TEAM



GET AIR TRAMPOLINE PARK | 11.20% CAP
2% ANNUAL RENT BUMPS | HOME DEPOT SHADOW ANCHOR | BRAND NEW ROOF

2010 BUTTERFIELD RD, DOWNERS GROVE, IL 60515



Exclusively Listed By

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Executive Summary

Marcus & Millichap is pleased to present the opportunity to purchase the fee simple interest in a single tenant net-leased Get Air Trampoline Park located on Butterfield Rd, in Downers Grove IL. Positioned just west of the I-355 Highway and shadow anchored by one of the country's most visited Home Depots (per Placer.AI), this property benefits from exceptional traffic flows.

Get Air operates on a NNN lease, with the landlord only responsible for roof and major structural repairs. Ownership is currently installing a brand new roof, which will come with a long-term transferrable warranty. The lease features 2% annual rental increases throughout their remaining term and option periods.

Get Air has operated successfully at this location for over 7 years, and is paying a reasonable rent of \$14/SF. This rent is easily replaceable, with likely some additional upside to push rents in the future.

The demographics surrounding this property are affluent – with a population of 84,000 people living within a 3-mile radius, and an average household income of \$146,000. The Downers Grove retail market, and DuPage County at large, is especially sought after.

Priced at \$3,275,000 and a 11.20% CAP rate, this is an opportunity to acquire an ideally-positioned junior box retail user, at a yield that is well above market.

Investment Highlights

11.20% CAP rate single tenant net leased opportunity

2% annual rental escalators throughout firm term and options |
Year 2 CAP rate of 11.43%

NNN lease with the landlord only responsible for roof and structure
| Entirely new roof currently under construction

Exceptional underlying real estate

Tenant is currently paying a reasonable, replaceable rent of \$14/SF

Immediately west of I-355 and positioned off Butterfield Rd which
has a traffic count of over 33,000 vehicles per day

Sought after Downers Grove submarket, located in DuPage County

84,000 people and an average household income of \$146,000 within
a 3-mile radius

OFFERING SUMMARY

\$3,275,000 TOTAL PRICE	11.20% CAP RATE	\$125.51 PRICE/SF
Property Name	Get Air Trampoline Park	
Lessee "Tenant"	Get Air Downers Grove, LLC	
Property Address	2010 Butterfield Rd Downers Grove, IL 60515	
Lease Structure	Triple Net (NNN)	
Rent Commencement Date	December 28, 2018	
Current Term Expiration Date	August 31, 2028	
Remaining Lease Term	2 Years	
Annual Base Rent Rent PSF	\$366,865 \$14.06	

BUILDING SUMMARY	
Building Size	26,093
Parcel Size	2.98 Acres
Year Built	1997

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$366,865	\$30,572	\$14.06	11.20%
9/1/2027 - 8/31/2028	\$374,202	\$31,184	\$14.34	11.43%
Option 1				
9/1/2028 - 8/31/2029	\$381,686	\$31,807	\$14.63	11.65%
9/1/2029 - 8/31/2030	\$389,320	\$32,443	\$14.92	11.89%
9/1/2030 - 8/31/2031	\$397,106	\$33,092	\$15.22	12.13%
9/1/2031 - 8/31/2032	\$405,049	\$33,754	\$15.52	12.37%
9/1/2032 - 8/31/2033	\$413,150	\$34,429	\$15.83	12.62%
Option 2				
9/1/2033 - 8/31/2034	\$421,413	\$35,118	\$16.15	12.87%
9/1/2034 - 8/31/2035	\$429,841	\$35,820	\$16.47	13.12%
9/1/2035 - 8/31/2036	\$438,438	\$36,536	\$16.80	13.39%
9/1/2036 - 8/31/2037	\$447,206	\$37,267	\$17.14	13.66%
9/1/2037 - 8/31/2038	\$456,151	\$38,013	\$17.48	13.93%



TENANT OVERVIEW



OVER 70 LOCATIONS IN THE US
3 LOCATIONS ACROSS CANADA
2 LOCATIONS IN JAPAN

Get Air Trampoline Park is a nationwide indoor adventure park designed to combine high-energy fun with safe, family-friendly entertainment. Each facility features expansive trampoline courts, foam pits, dodgeball arenas, basketball dunk lanes, ninja obstacle courses, and dedicated “Little Air” areas for younger kids.

The parks regularly host events such as glow-in-the-dark Club Air nights, toddler time sessions, and sensory-friendly hours for guests with special needs. Get Air also specializes in group outings, from birthday parties to corporate events, offering packages with food, private rooms, and staff support to make planning easy. With an emphasis on active play, safety, and inclusivity, Get Air creates an engaging space for all ages to jump, climb, and explore.

LEASE DETAILS	
Guarantor	Corporate Guaranty
Lease Commencement	December 28, 2018
Lease Expiration	August 31, 2028
Monthly Base Rent	\$30,572
Annual Base Rent	\$366,865
Term Remaining on Lease (Yrs)	2 Years
Rent Increases	2% Annually
Lease Structure	Triple Net (NNN)
Tenant Responsibilities	RE Taxes, Insurance, CAM
Landlord Responsibilities	Roof, Exterior Walls, Foundation



AERIAL & SURROUNDING RETAIL



LOCATION OVERVIEW - DOWNERS GROVE, IL

Downers Grove, IL

Downers Grove is a vibrant suburban community located about 22 miles west of downtown Chicago in DuPage County. Founded in 1832 by Pierce Downer, a settler from New York, the village has evolved from a rural farming community into a bustling suburb known for its tree-lined neighborhoods, excellent schools, and active civic life.

Today, Downers Grove is home to more than 50,000 residents and offers a blend of residential, commercial, and recreational opportunities. The village features a charming downtown area with an array of restaurants, cafés, boutique shops, and entertainment venues. The park district maintains more than 600 acres of parks and open spaces, providing playgrounds, athletic fields, and forest preserves that support year-round outdoor activities.

Downers Grove is well-regarded for its schools, which are served primarily by Community High School District 99 and several elementary districts. It's also home to Northwestern University, a major medical and health sciences institution. Transportation is a major strength—Downers Grove boasts three Metra BNSF Railway stations that connect commuters to downtown Chicago in under 40 minutes. The village also enjoys proximity to Interstates 88, 355, and 55, making it a strategic location for both businesses and residents who value easy regional access.

The community has a diverse local economy supported by healthcare, education, retail, and corporate offices. Many national and international companies maintain headquarters or major offices in and around the village due to its strong infrastructure and skilled workforce. Recent redevelopment projects have revitalized parts of the downtown, bringing new mixed-use buildings, public spaces, and upscale dining and retail. These ongoing improvements continue to enhance Downers Grove's reputation as a desirable place to live, work, and invest.

In the News

- Last month, the village council officially adopted the Guiding DG plans. The multi-initiative was originally introduced in 2023 with four components plans: Comprehensive Plan, Active Transportation Plan, Environmental Sustainability Plan, and Streetscapes Plan. These four plans will help shape the growth and development of Downers Grove over the coming decades.
- In March 2025, Bridge Industrial acquired a 12.2-acre site containing an obsolete single-story building. Their plan is to demolish the structure and redevelop the parcel into a 240,000-square-foot industrial facility.
- In July 2024, the new Civic Center officially opened its doors. The new facility now combines Village Hall, the police department, and administrative offices for the Downers Grove School District 58.

Location Fast Facts



**Downers Grove
Population 50,552**



**18 Miles to O'Hare
International Airport**



Metra Electric Rail



**Downers Grove North
& South High School
Enrollment ~4,700
Students**



**Advocate Aurora
Health & Hospital
4000 Employees**

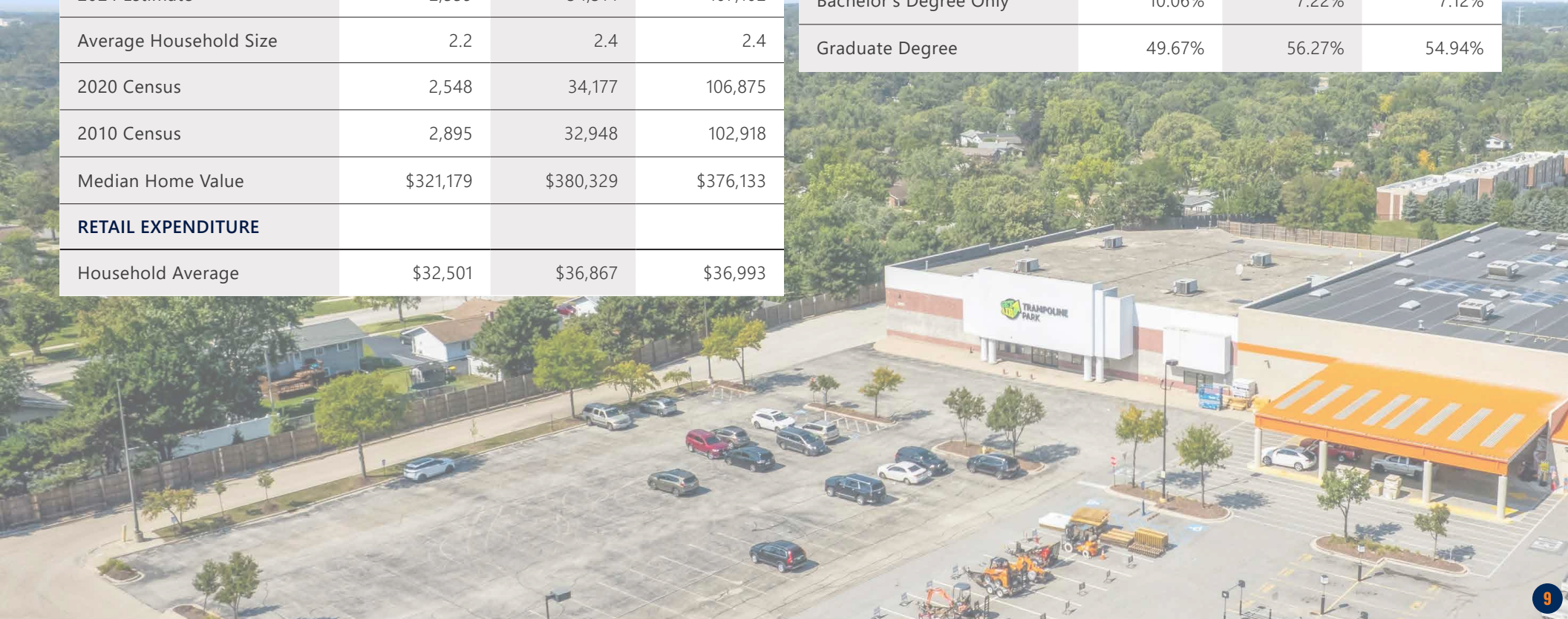


9,441,957

PEOPLE IN THE CHICAGO MSA

DEMOGRAPHICS - DOWNERS GROVE, IL

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2029 Projection	7,018	84,338	265,816	Average	\$130,137	\$146,248	\$144,442
2024 Estimate	7,005	84,216	265,898	Median	\$112,497	\$119,529	\$117,882
2024 Daytime Population	23,002	153,192	359,280	Per Capita	\$48,365	\$57,688	\$56,574
2020 Census	7,072	85,425	269,938	EDUCATIONAL ATTAINMENT			
2010 Census	7,018	81,843	261,759	High School Graduate (12)	0.51%	1.11%	1.03%
HOUSEHOLDS				Some College (13-15)	24.77%	19.54%	20.76%
2029 Projection	2,566	34,419	107,280	Associate Degree Only	11.79%	10.91%	10.99%
2024 Estimate	2,559	34,314	107,102	Bachelor's Degree Only	10.06%	7.22%	7.12%
Average Household Size	2.2	2.4	2.4	Graduate Degree	49.67%	56.27%	54.94%
2020 Census	2,548	34,177	106,875				
2010 Census	2,895	32,948	102,918				
Median Home Value	\$321,179	\$380,329	\$376,133				
RETAIL EXPENDITURE							
Household Average	\$32,501	\$36,867	\$36,993				



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